

# EXHIBIT

“A”

99-44 62nd Ave Rego Park 7/23 - 9/23 Projection

Account	Total	Week Ending												
		7/8/2023	7/15/2023	7/22/2023	7/29/2023	8/5/2023	8/12/2023	8/19/2023	8/26/2023	9/2/2023	9/9/2023	9/16/2023	9/23/2023	9/30/2023
Rent	\$294,200	\$98,067				\$98,067					\$98,067			
Tenant Based Subsidy	\$7,100	\$2,367				\$2,367					\$2,367			
Parking Space Charge	\$9,000	\$3,000				\$3,000					\$3,000			
Misc. NonTenant Income	\$1,900	\$633				\$633					\$633			
Laundry Income	\$3,000	\$1,000				\$1,000					\$1,000			
<b>TOTAL INCOME</b>	<b>\$315,200</b>	<b>\$105,067</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,067</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$105,067</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
REAL ESTATE TAX	\$101,700		\$101,700											
Electricity	\$6,200				\$2,067				\$2,067					\$2,067
Gas (Heating)	\$1,600				\$533				\$533					\$533
Fuel & Steam	\$5,500				\$1,833				\$1,833					\$1,833
Water, Sewer & Vault Tax	\$20,000				\$6,667				\$6,667					\$6,667
Insurance Work. Comp.	\$200				\$67				\$67					\$67
Carting / Cleaning	\$13,400				\$4,467				\$4,467					\$4,467
Landscaping	\$900				\$300				\$300					\$300
Exterminating Service	\$800				\$267				\$267					\$267
Fire Alarm & Sprinkler	\$600				\$200				\$200					\$200
Appliances	\$2,900				\$967				\$967					\$967
<b>TOTAL DIRECT EXPENSES</b>	<b>\$153,800</b>	<b>\$0</b>	<b>\$101,700</b>	<b>\$0</b>	<b>\$17,367</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,367</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,367</b>
Boiler / AC Repairs	\$2,000				\$667				\$667					\$667
Elevator Maintenance	\$1,700				\$567				\$567					\$567
Plumbing Repairs	\$2,000				\$667				\$667					\$667
Doors & Windows Repairs	\$800				\$267				\$267					\$267
Repairs and Maintenance	\$5,300				\$1,767				\$1,767					\$1,767
Maintenance Supplies	\$1,900				\$633				\$633					\$633
Hardware/Appliance Repair	\$1,100				\$367				\$367					\$367
<b>TOTAL REPAIRS</b>	<b>\$14,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,933</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,933</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,933</b>
Management Fee	\$18,900				\$6,300				\$6,300					\$6,300
Legal Fees Operating	\$3,800				\$1,267				\$1,267					\$1,267
Leasing Commission Fees	\$2,600				\$867				\$867					\$867
United States Trustee's	\$710				\$710									
Bankruptcy Legal Fees	\$15,000				\$5,000				\$5,000					\$5,000
<b>TOTAL PROFESSIONAL</b>	<b>\$41,010</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,143</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,433</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,433</b>
<b>TOTAL DIRECT EXP</b>	<b>\$209,610</b>	<b>\$0</b>	<b>\$101,700</b>	<b>\$0</b>	<b>\$36,443</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,733</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$35,733</b>
Telephone / Internet	\$500				\$167				\$167					\$167
Dues & Subscriptions	\$500				\$167				\$167					\$167
Payroll	\$7,800	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600
Payroll Taxes	\$2,200	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169	\$169
<b>TOTAL EXPENSES</b>	<b>\$220,610</b>	<b>\$769</b>	<b>\$102,469</b>	<b>\$769</b>	<b>\$37,546</b>	<b>\$769</b>	<b>\$769</b>	<b>\$769</b>	<b>\$36,836</b>	<b>\$769</b>	<b>\$769</b>	<b>\$769</b>	<b>\$769</b>	<b>\$36,836</b>
<b>NET INCOME/(LOSS)</b>	<b>\$94,590</b>	<b>\$104,297</b>	<b>(\$102,469)</b>	<b>(\$769)</b>	<b>(\$37,546)</b>	<b>\$104,297</b>	<b>(\$769)</b>	<b>(\$769)</b>	<b>(\$36,836)</b>	<b>(\$769)</b>	<b>\$104,297</b>	<b>(\$769)</b>	<b>(\$769)</b>	<b>(\$36,836)</b>